

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/16/2016	DCPCUP-2016-02339
Public Hearing Date	
04/26/2016	

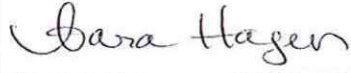
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME COUNTRY CREEK LEARNING CENTER PROP LLC	Phone with Area Code (608) 244-3626	AGENT NAME SARA HAGEN	Phone with Area Code
BILLING ADDRESS (Number, Street) 6187 PORTAGE RD		ADDRESS (Number, Street)	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip)	
E-MAIL ADDRESS CCLCKIDS@HOTMAIL.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
6187 PORTAGE RD					
TOWNSHIP BURKE	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-033-8170-0		---		---	

CUP DESCRIPTION

AMEND EXISTING CUP #2016 CONDITIONS TO ALLOW ADDITIONAL SQUARE FEET AND CHILDREN

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
Sec. 10.091(2)	5.012
Sec. 10.09(2)(a)	5.012

DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>SH</u>	Inspectors Initials SJW3	SIGNATURE:(Owner or Agent) 
		PRINT NAME: Sara Hagen
		DATE: 2-16-2016

COMMENTS: AMEND EXISTING CUP #2016 CONDITIONS TO ALLOW ADDITIONAL SQUARE FEET AND CHILDREN



Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Sara Hagen</u>	Agent	<u>Sara Hagen</u>
Address	<u>6187 Portage rd</u>	Address	<u>Same</u>
Phone	<u>DeForest, WI 53532</u>	Phone	
	<u>(608) 244-3626</u>		
Email	<u>cc1ckids@hotmail.com</u>	Email	

Parcel numbers affected: 6187 Portage rd Town: Burke Section: _____
DeForest, WI 53532 Property Address: 6187 Portage rd
DeForest, WI 53532

Existing/ Proposed Zoning District : Town of Burke

- o Type of Activity proposed: Amend Conditional Use Permit # 2016
6 increase limit of 150 children to 175
9 increase square footage - add 1200 square ft - already approved for 901 more square feet.
- o Hours of Operation 6:30 am - 6 p.m.
- o Number of employees 25
- o Anticipated customers 175
- o Outside storage barn, shelter house
- o Outdoor activities gardening, playground, children playing
- o Outdoor lighting - all lighting is shrouded, facing down.
- o Outside loudspeakers - N/A
- o Proposed signs - N/A
- o Trash removal - dumpster in enclosed fencing
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Sara Hagen

Date: 2/15/2016

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Amending Conditional use permit #2016 will allow the community more children to attend Country Creek Learning Center. There currently is a real shortage of care for the children in the community. Allowing 25 more children to attend will not effect the public health, safety, or comfort and welfare to the people in the area.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. Country Creek Learning Center has been doing business and operating with a conditional use permit for over 15 years. I do not believe adding one more classroom and 25 more children will bother the neighborhood. We have always abided by all of conditions and will continue to do so. The additional children all have sibilings that currently attend Country Creek so it will not increase traffic.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The addition will connect to the current building. I will not impede the normal and orderly development or effect any other properties in the area. There is a great distance between Country Creek and all other properties. Country Creek is surrounded by woods and berm with shrubs.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

We will not be adding and more bathrooms that we would need to increase septic. The current parking lot will be adequate do to the programs starting and ending at scattered times. The addition will strictly be a large room connected to the building.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

This has already happen when the building was first built in 2001. We will not be increasing traffic due to the fact that children will be sibilings of children that already attend.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

It will conform to all town of Burke regulations as it currently does.

Dane County Planning Development -

I would like to request a new or amended conditional use permit for Conditional Use Permit #2016, at Country Creek Learning Center.

We have been in operation for over fifteen years and the need for 4K, after school care, and preschool in the area are more then ever.

Country Creek is full to capacity and has a very long waiting list. The area surrounding it is constantly developing and growing. The De Forest School District contracts with us to house their 4K classrooms because they too are out of room within the schools. Windsor elementary school is expanding and going from five kindergarten classes to eight for the upcoming school year. Every center in the area is maxed out for after school care.

I am requesting to add an additional classroom to house a 4K classroom and afterschool program. I would like the room to be a maximum of 1200 square feet. It would be at the south end of our building. It would be 30'x36' rectangular room with a little extra space to connect to the backside of the building hallway and bathroom.

We would also need to change condition number 6. We would need to increase the total number of children at one time to 175.

Country Creek has always followed all of our conditions and kept a very clean record with licensing and accreditation.

We would very much appreciate your support in helping us fill the need of our community.

Thank you,


Sara Hagen and Candace Page

DANE COUNTY
CONDITIONAL USE PERMIT #2016

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2016 to allow for the expansion of an existing day care center subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: June 27, 2006

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

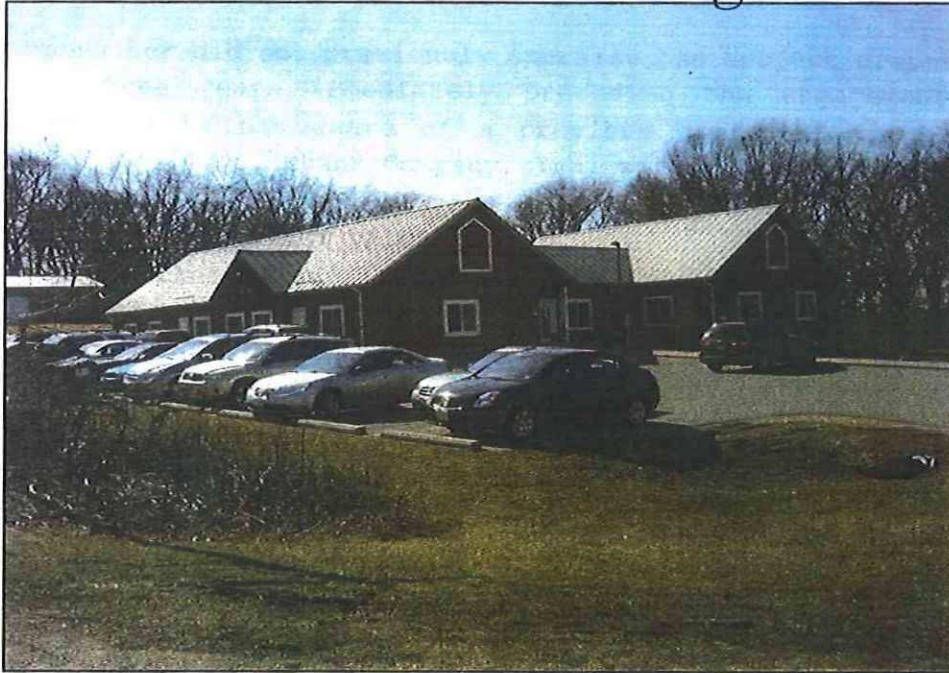
Part of the NE 1/4 SW 1/4 of Section 3, Town of Burke described as follows: Lot #2, CSM #9789 as found in Volume 56 Page 287 Certified Survey Maps, Dane County, Wisconsin Register of Deeds Office.

CONDITIONS:

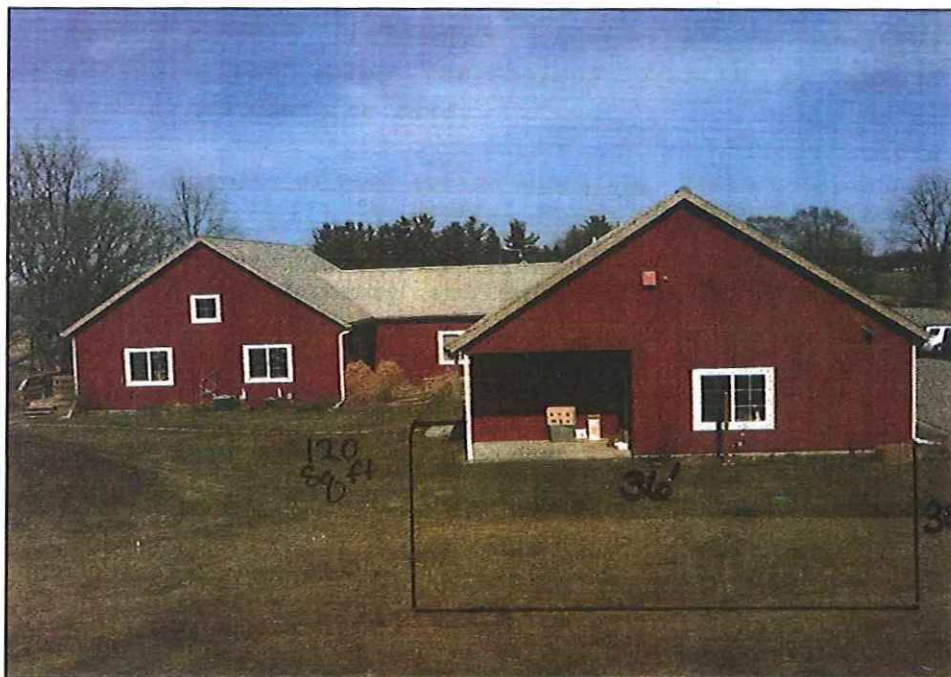
- 1) Construction of WisDOT Type C intersection.
- 2) Revised site plan.
- 3) Manure storage plan.
- 4) Children from 2 - 6 years old.
- 5) Children 5-12 during summer.
- 6) Limit of 150 children at any one time at the school. **+25 more = 175**
- 7) Staff of 25.
- 8) Small animals, ducks, goats, rabbits, no more than the zoning for the RH-2 allows.
- 9) 4400 square foot for first building with 4700 square foot expansion in the future. **+ 1200 more sq ft**
- 10) 38 parking stalls.
- 11) 1250 square foot barn.
- 12) 1800 square foot for animal pens.
- 13) Regular hours of operation be between 6:30 a.m. and 6:00 p.m., Monday through Friday.
- 14) That the dumpster be completely fenced from view.
- 15) That all lighting be shrouded, facing down.
- 16) Verification of the adequacy of the existing system or obtaining a sanitary permit to make any necessary improvements to the system.
- 17) The applicant must execute and record with the Register of Deeds an avigation easement as required by the Dane County Regional Airport within ninety (90) days of the date of approval by Dane County. A copy of the recorded easement must be supplied to Dane County Zoning by the applicant within ten (10) days of recording the easement.

Original - 4,372 Sq ft
Addition - 4,520 Sq ft
approved for 901 additional Sq ft

Requesting
1200 Sq. fet
(299 more)

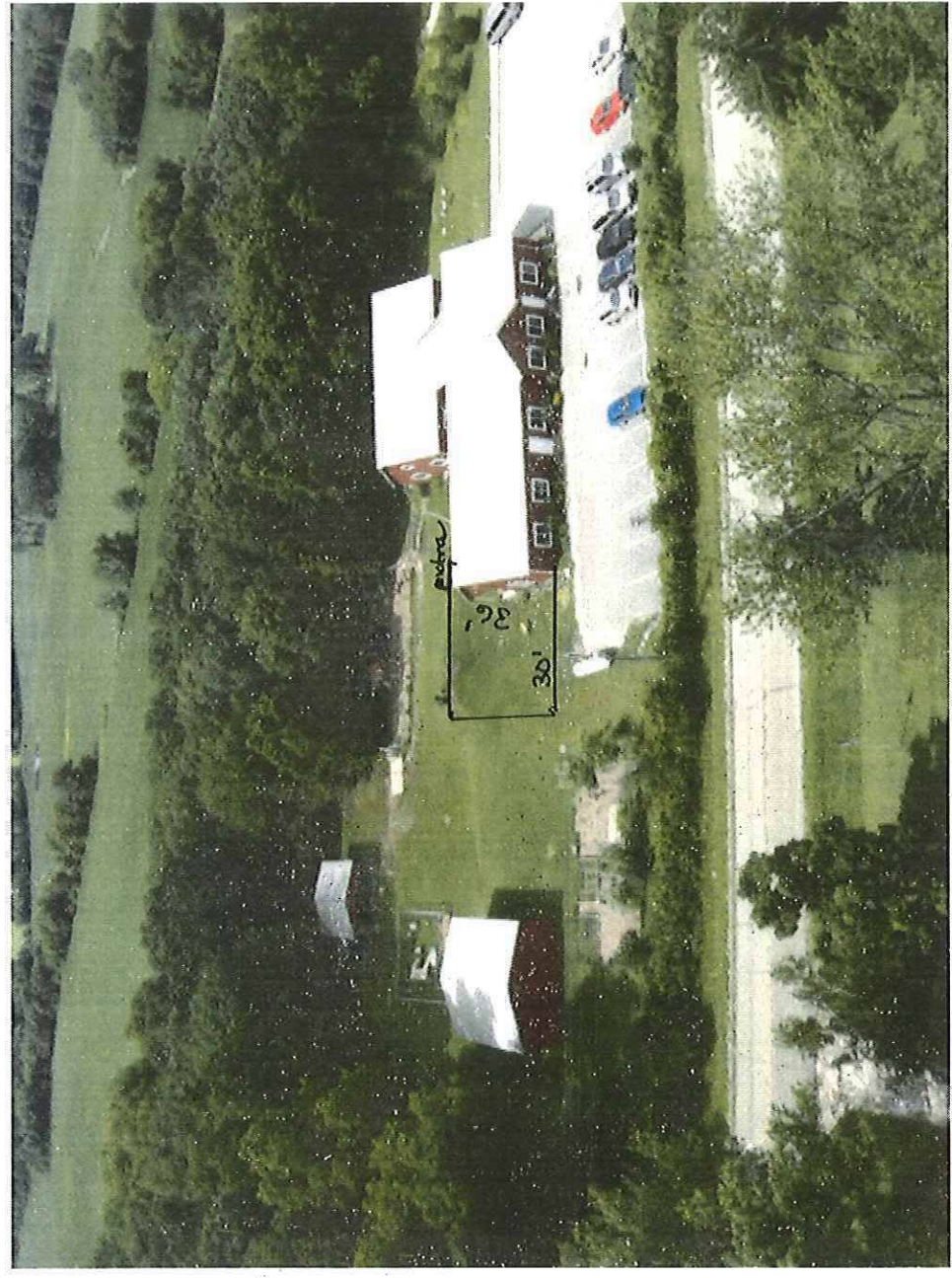


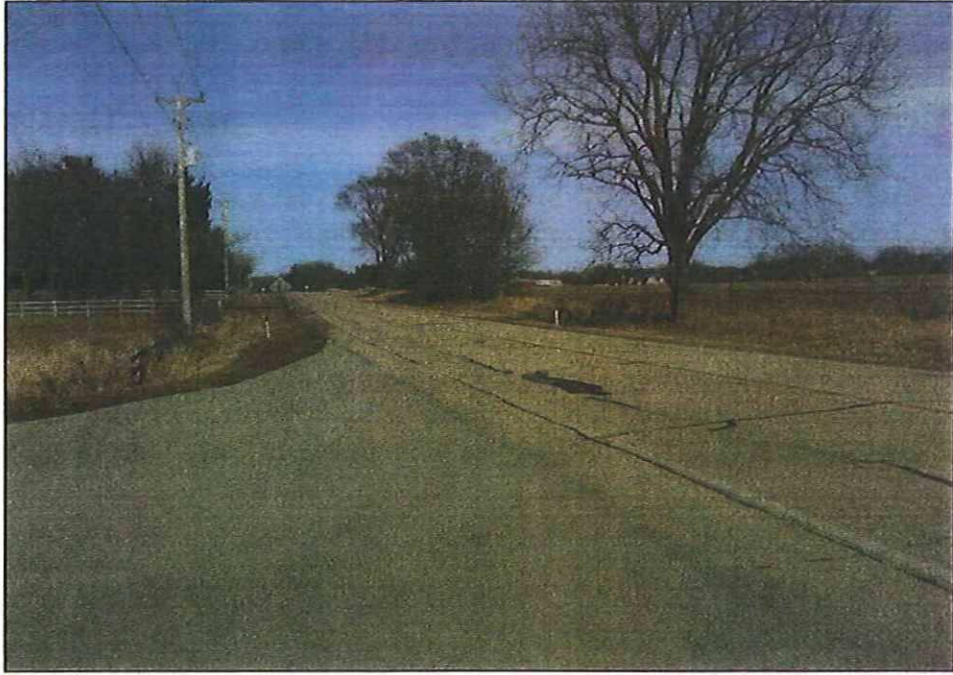
DAYCARE BUILDING AS VIEWED FROM PORTAGE ROAD



EXTERIOR VIEW OF THE DAYCARE BUILDING

Country Creek Learning Center





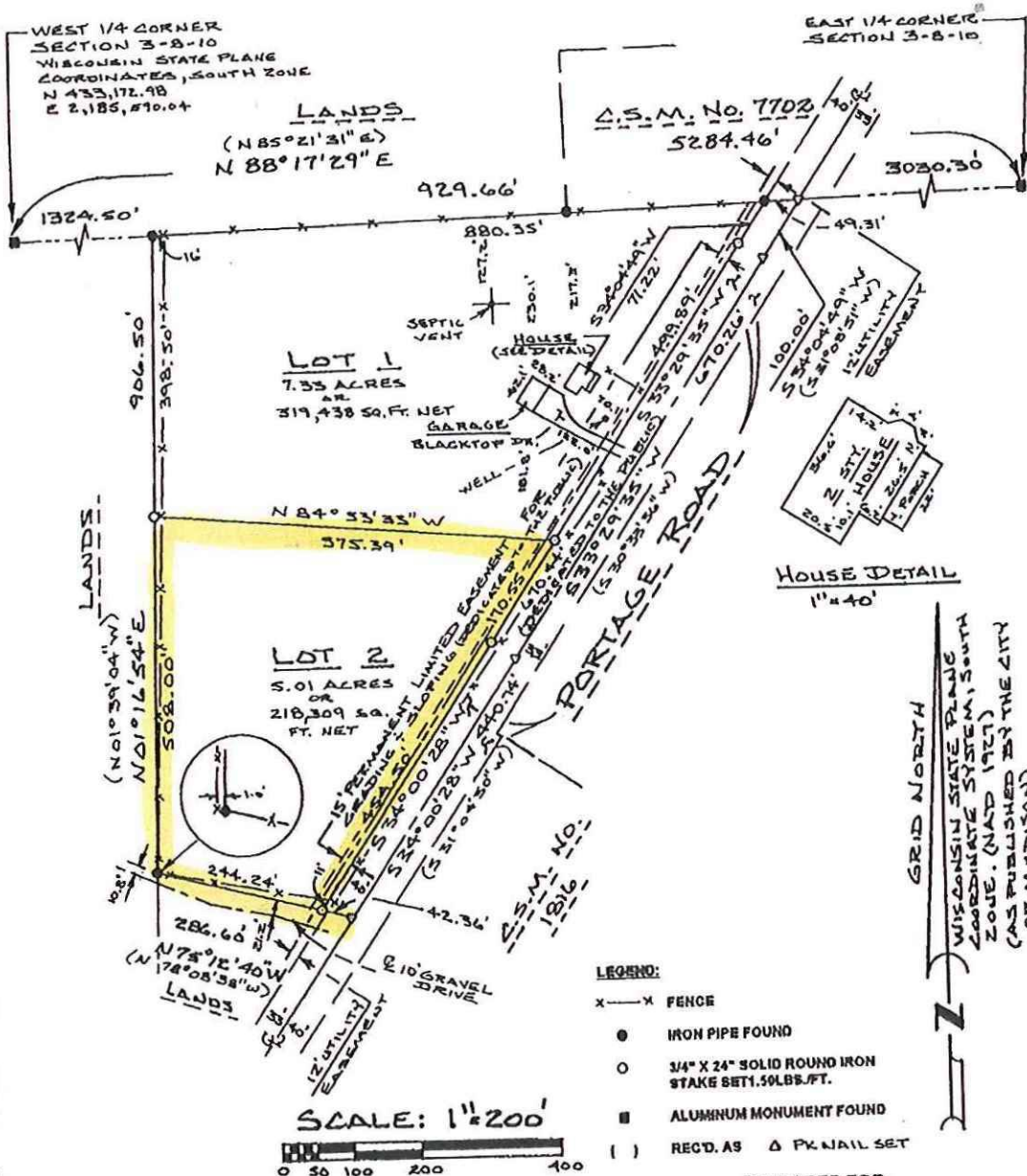
PORTAGE ROAD AS VIEWED TO NORTHEAST OF THE SUBJECT



PORTAGE ROAD AS VIEWED TO SOUTHWEST WITH SUBJECT AT RIGHT

DANE COUNTY CERTIFIED SURVEY MAP NO. 9789
 BEING A DIVISION OF PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 3, T8N, R10E, TOWN
 OF BURKE, DANE COUNTY, WISCONSIN.

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



PREPARED BY:
 BADGER SURVEYING &
 MAPPING SERVICE, LLC
 2121 N. SHERMAN AVENUE
 MADISON, WI 53704
 (608) 244-2010

PREPARED FOR:
 CANDICE PAGE
 6069 IMPERIAL DRIVE
 WAUNAKEE, WI 53597
 (808) 848-4937

DOCUMENT NO. 3243911
 VOLUME 56 PAGE 287
 CERTIFIED SURVEY MAP NO. 9789

3/14

SITE DATA

3.1 DIMENSIONS AND AREA

The subject site is irregular in shape with approximately 625 feet of frontage on Portage Road, its eastern boundary. According to Certified Survey Map No. 9789, the site contains 218,309 square feet, or 5.01 acres.

3.2 TOPOGRAPHY

The subject site has a moderate slope that falls from the south to the north. No significant drainage or construction problems were noted at the time of property observation.

An analysis of the soil conditions is not within the scope of the appraisal. It is recommended the client retain a professional soils engineer if further analysis is desired. This report presumes the existing soil conditions are suitable for the existing improvements.

3.3 UTILITIES

The appraised property is served by a private water well and a septic waste disposal system. It is understood that electricity and propane are supplied to the property in sufficient quantities for the existing improvements.

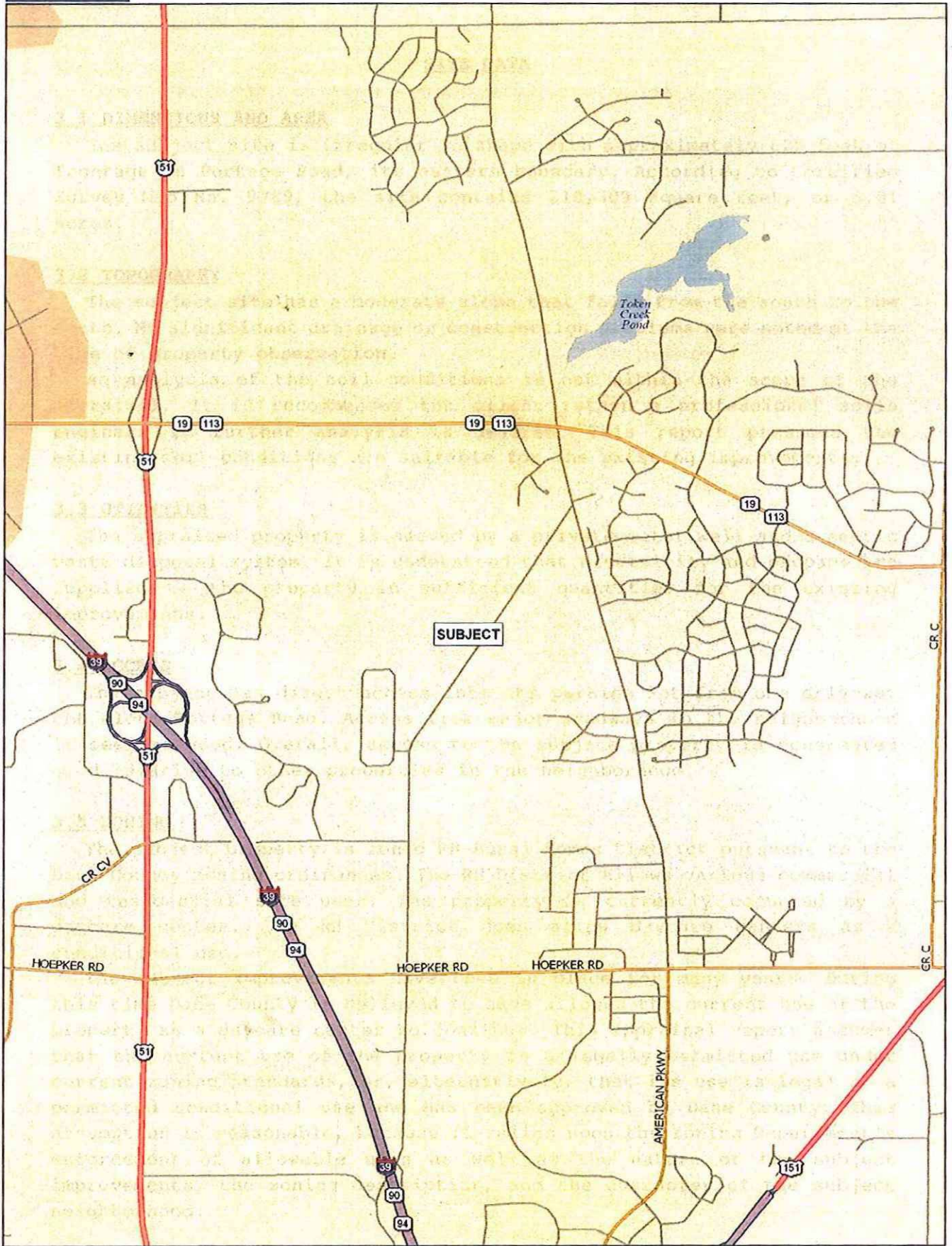
3.4 ACCESS

The subject has direct access into its parking lot from one driveway cut along Portage Road. Access from major roadways in the neighborhood is seen as good. Overall, access to the subject property is considered good relative to other properties in the neighborhood.

3.5 ZONING

The subject property is zoned RH-Rural Homes District pursuant to the Dane County zoning ordinances. The RH District allows various commercial and residential site uses. The property is currently occupied by a daycare center. The RH District does allow daycare centers as a conditional use.

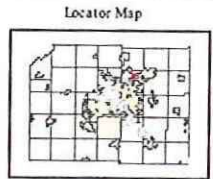
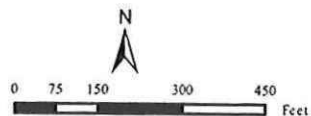
The subject improvements have been in place for many years. During this time Dane County is believed to have allowed the current use of the property as a daycare center to continue. This appraisal report assumes that the current use of the property is a legally permitted use under current zoning standards, or, alternatively, that its use is legal as a permitted conditional use and has been approved by Dane County. This assumption is reasonable, because it relies upon the Zoning Department's enforcement of allowable uses as well as the nature of the subject improvements, the zoning description, and the character of the subject neighborhood.

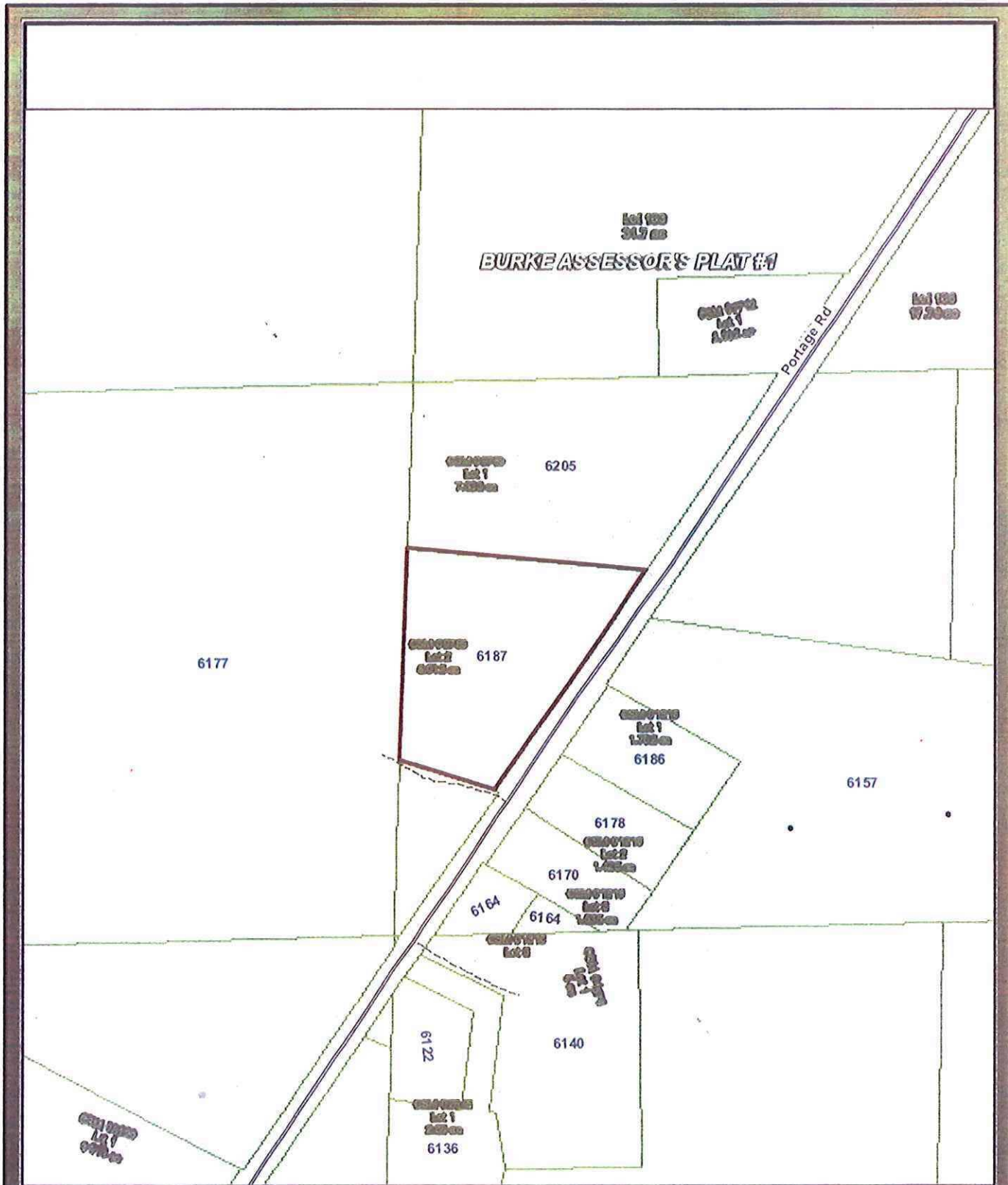


BURKE ASSESSOR'S PLAT #1



This map was prepared by the Dane County Land Information Office from records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and update. This map does not represent a field survey and is not intended to be used as one. For general cartographic and reference purposes only.





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